Bill No. 40-26
Concerning: Landlord-Tenant Relations – Accepted Forms of Payment
Revised: 11/10/2026 Draft No. 3
Introduced: September 15, 2026
Enacted: November 10, 2026
Executive:
Effective:
Sunset Date: None
Ch. ____, Laws of Mont. Co. ____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Council President Fani-González
Co-Sponsors: Councilmembers Stewart, Sayles, Mink, Luedtke, Glass, Katz, Friedson, Evans, and Council Vice-President Balcombe

AN ACT to:

(1) require landlords to accept certain forms of payments for rents, security deposits, fees, and other purposes;
(2) require residential leases to include terms regarding acceptable forms of payment; and
(3) generally amend the law regarding landlord-tenant relations.

By amending
Chapter 29, Landlord-Tenant Relations
Section 29-27

By adding
Section 29-35F

Boldface	*Heading or defined term.*
Underlining	*Added to existing law by original bill.*
[Single boldface brackets**]**	*Deleted from existing law by original bill.*
Double underlining	*Added by amendment.*
[[Double boldface brackets**]]**	*Deleted from existing law or the bill by amendment.*
* * *	*Existing law unaffected by bill.*

The County Council for Montgomery County, Maryland approves the following Act:

Sec. 1. Section 29-27 is amended, and Section 29-35F is added, as follows:

29-27. Contents of lease.

Each lease for rental housing located in the County must:

* * *

(o) [Require] require a written [receipts] receipt under Section 29-34F for [all cash or money 5 orders paid] each payment by the tenant to the landlord for rent, security deposits, fees, or [otherwise] other purposes.

* * *

[(a)(a)**]** (aa) include the addendum under Section 29-28(h)(2) that was signed and dated by the occupying tenant.

(bb) specify each form of payment the landlord accepts for rent, security deposits, fees, or other purposes, which at a minimum must include:

(1) certified check; **[[**and**]]**

(2) money order; and

(3) except as provided under Section 29-35F, personal check.

29-35F. Forms of payment.

(a) *Required forms of payment*. A landlord must accept, as a form of payment for rent, a security deposit, a fee, or any other monetary obligation of a tenant:

(1) certified check; **[[**and**]]**

(2) money order; and

(3) except as provided under subsection (c), personal check.

(b) *Additional forms of payment*.

(1) A landlord may accept a form of payment in addition to the forms required under subsection (a) of this Section if the additional form of payment is specified in the lease under Section 29-27.

(2) If a landlord accepts payments from tenants through an electronic portal, the landlord must not terminate a tenant's use of the portal or otherwise prevent a tenant from making a payment through the portal.

(c) A landlord may decline to accept a personal check as a form of payment for a period of up to 3 months as specified in a notice to the tenant under subsection (d).

(d) If a tenant attempts to pay the landlord with a check drawn on insufficient funds or instructs the drawee to stop payment of money due to the landlord, the landlord may provide written notice to the tenant that:

(1) states that the payment instrument was dishonored;

(2) encloses a copy of the dishonored payment instrument; and

(3) states that the tenant must not use a personal check to pay monies due to the landlord for a period determined by the landlord, not to exceed 3 months after the date the payment instrument was dishonored.

(e) *Receipts required*.

(1) A landlord must provide a receipt to a tenant under this subsection for each payment by the tenant to the landlord for rent, security deposits, fees, or other purposes.

(2) A receipt must be provided to the tenant:

(A) within 5 days of the payment, if payment is made for the redemption of the leased premises under Section 8-401 of the Real Property Article of the Maryland Code, as amended; and

(B) within 15 days of the payment, if payment is made for any other purpose.

(3) The receipt must contain, at a minimum:

(A) the date of the payment;

(B) the name or address of the property;

(C) each purpose of the payment; and

(D) if applicable, the specific time period or service period that the payment covers.

Approved:

November 10, 2026

Natali Fani-González, President, County Council — Date

Approved:

Marc Elrich, County Executive — Date

This is a correct copy of Council action.

Sara R. Tenenbaum, Clerk of the Council — Date